Hillrow Causeway, Haddenham, CB6 3PA

CHEFFINS

CHEFFINS

Hillrow Causeway

Haddenham,
CB6 3PA

7 2 2

Guide Price £800,000

- Individual Detached Home with Annex
- Ample Off Road Parking & Outbuildings
- 5 Acre Plot (STS) Including 4 Acre Paddock (STS) with Menage & Stables
- Generous Accommodation Including 7 Bedroom Main House
- 2/3 Bedroom Single Storey Annex
- 20 Former Kennels
- Extensive Parking
- Large Barn with Power
- Freehold / Council Tax Band E (Main House) & A (Annex) / EPC Rating House D, Annex F

Cheffins present a rare opportunity to acquire a versatile property in the sought-after village of Haddenham, offering excellent potential for both residential living and business use, along with a separate annex.

The property features an extensive range of facilities, including a large barn, 20 former dog kennels, and a paddock of approximately 4 acres (subject to survey) complete with stables and a menage. The main residence provides 7 bedrooms arranged over two floors, while the annex offers flexible accommodation with 2/3 bedrooms on a single-storey layout.

Set within a plot of around 5 acres (subject to survey), this property must be viewed to fully appreciate its scope, versatility, and potential.

LOCATION

HADDENHAM is a popular village situated approximately 7 miles South West of the Cathedral City of Ely and approximately 12 miles North of Cambridge. Haddenham has a range of day to day amenities and facilities including primary school, post office, 2 shops (1 with chemist), doctors surgery, take-away restaurant and public house, together with an art gallery/studio which has regular exhibitions. There are a number of clubs and societies within the village many of which are based at the Robert Arkenstal Centre in Station Road. A full range of shopping, sporting, schooling and domestic facilities are available at Ely including the Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants and Cambridge. Ely has a mainline rail service via Cambridge to London and surrounding centres.

MAIN HOUSE

KITCHEN / DINING ROOM
Fitted with a bespoke range of base and wall units, cupboards and drawers with work surfaces over, double oven, sink with mixer tap, 4-ring hob with extractor hood over, breakfast bar, windows to side and rear, door to rear into the garden, pantry, door to side leading to a car port.

BOOT ROOM
With wash hand basin, door leading through to annex.

HALLWAY
With door to front.

BATHROOM
Fitted with a 3-piece suite comprising bath. low level WC and 'his and hers' sinks, window to side, towel rail.

BEDROOM 6
With window to side, radiator.

BEDROOM 5
With window to front. radiator, decorative fireplace.

BEDROOM 4
With window to front, radiator, air conditioning unit.

LOUNGE
With 2 windows to side, log burner, stairs rising to the first floor.

FIRST FLOOR LANDING
With window to side.

BEDROOM 2
With window to front, radiator.

BEDROOM 3
With window to side, skylight, radiator.

BEDROOM 7
With skylight to side.

BEDROOM 1
With windows to side and rear, radiator, air conditioning unit. Door to:

ENSUITE
Fitted with a 3-piece comprising low level WC, wash hand basin and shower cubicle, radiator, window to side.

OUTSIDE
The property benefits from a spacious gravel driveway to the front, offering ample parking. There is a workshop with an electricity supply, comprising two rooms and a kitchen area, along with a substantial barn equipped with power and lighting.

To the rear lies a paddock of approximately 4 acres (subject to survey), featuring four stables, a menage, and post-and-rail fencing. The garden is predominantly laid to lawn, complemented by a patio area and mature trees.

A separate block houses 20 existing dog kennels, complete with power and lighting, as well as a kitchen, WC, and sorting room.

Access to the paddocks and stables is conveniently provided via a bridleway located to the left-hand side of the property.

The plot in total extends to approximately 5 acres (sts)

ANNEXE

SNUG
With door to front, windows to front and side, radiator. Leading through to:

KITCHEN / DINING ROOM / LIVING ROOM
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, windows to front and side, space for fridge/freezer, single oven, stainless steel sink unit with mixer tap, boiler, 2 radiators. Door to:

STUDY
With door to front.

INNER HALL
With built-in storage cupboard, access to loft.

BEDROOM 2
With 2 windows to side, fitted wardrobes, radiator.

BEDROOM 3
With window to side, radiator.

BEDROOM 1 / POTENTIAL LIVING ROOM
With bath, 2 windows to side, doors to rear leading to the garden, air conditioning unit, radiator.

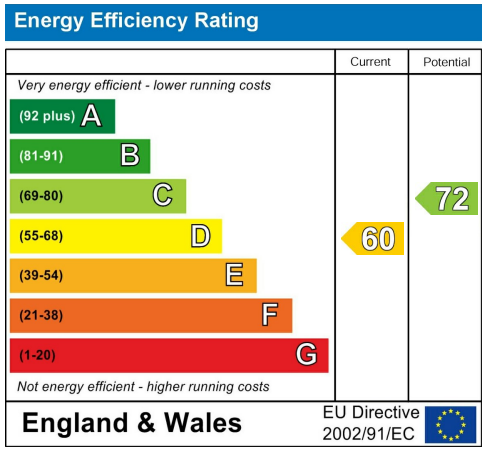
SHOWER ROOM
Fitted with a 3-piece suite comprising low level WC, vanity wash hand basin, walk-in shower, window to side, towel rail,

OUTSIDE
The annexe has a garden to rear which is mainly laid to lawn with paved patio.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.

AGENTS NOTE
We are advised by the vendors that the boiler was replaced last year.

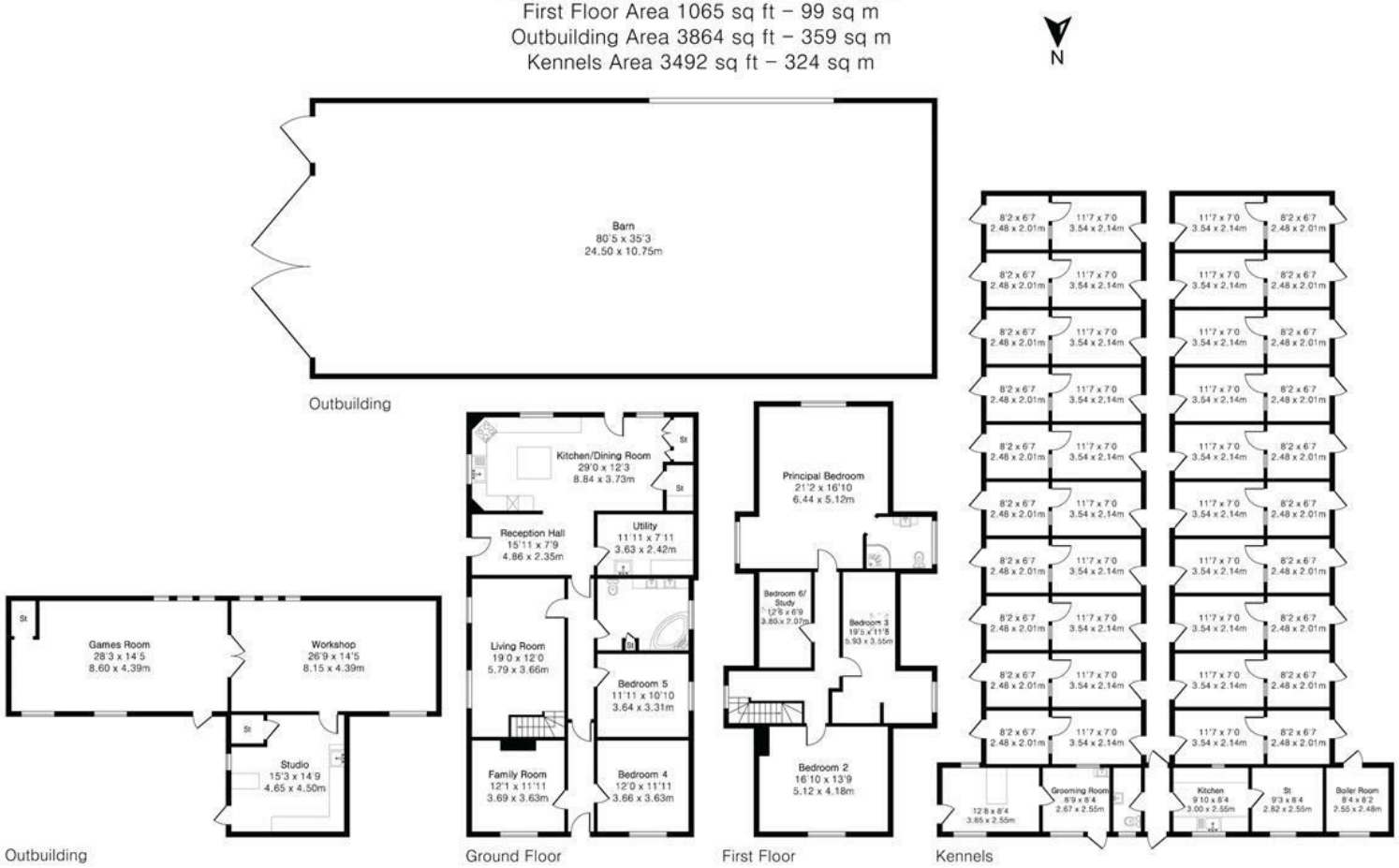
CHEFFINS



Guide Price £800,000
Tenure - Freehold
Council Tax Band - E
Local Authority - East Cambs District Council

CHEFFINS

Approximate Gross Internal Area 2604 sq ft - 242 sq m
(Excluding Outbuilding & Kennels)
Ground Floor Area 1539 sq ft – 143 sq m
First Floor Area 1065 sq ft – 99 sq m
Outbuilding Area 3864 sq ft – 359 sq m
Kennels Area 3492 sq ft – 324 sq m



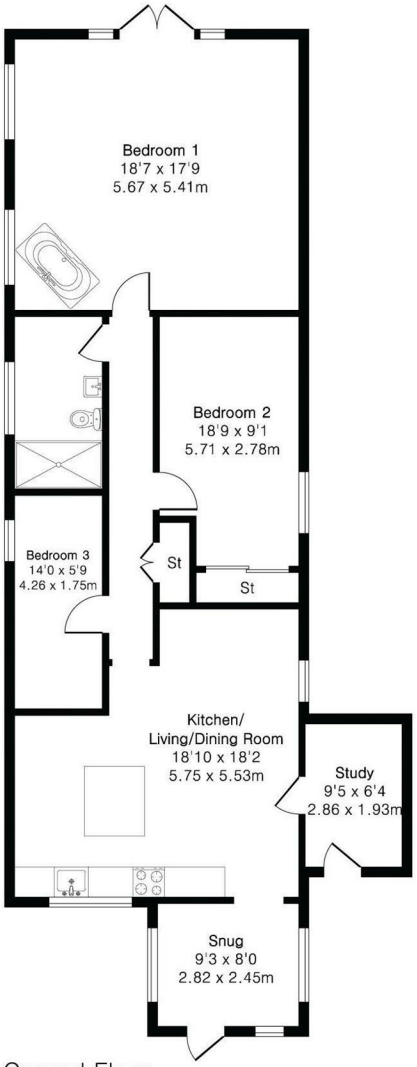
PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

CHEFFINS

CHEFFINS

Approximate Gross Internal Area 1187 sq ft - 110 sq m



Ground Floor

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

CHEFFINS

CHEFFINS

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

CHEFFINS